

Fresno County Economic Forecast

Fresno County serves as a financial, trade, commercial, and educational center for central California. In addition to an extensive highway system, several motor freight carriers and an extensive railway network, the County includes the Fresno-Yosemite International Airport.

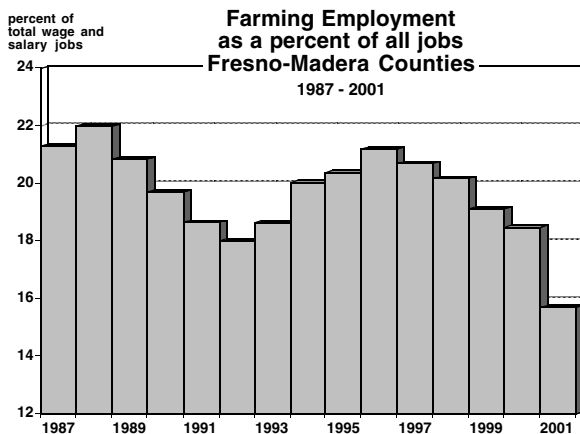
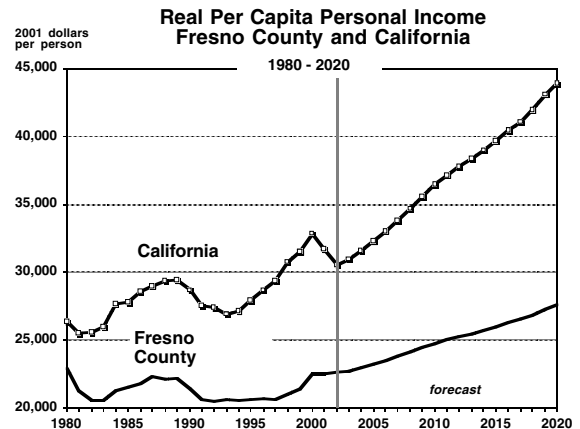
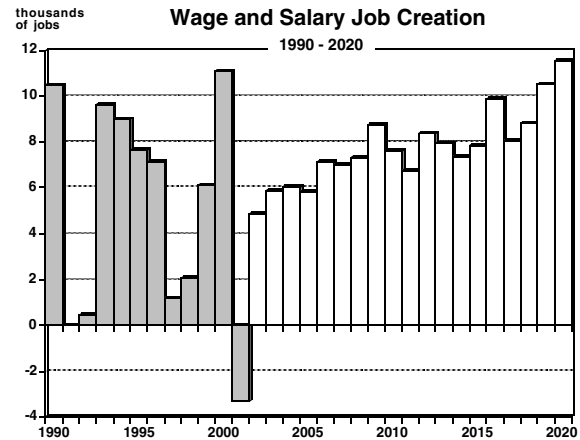
2000 Census data for Fresno County reported the total population at 799,400, an increase over 1990 Census data of 132,000 new residents or almost 20 percent. The cities of Kerman, Coalinga, San Joaquin, and Parlier recorded the highest percent growth over the ten-year period; all four increased in population by over 40 percent. Over half of all county residents (442,200) live in the city of Fresno, easily making it the largest city in the county. According to population projections, Fresno County will grow to over 1 million residents by the year 2010, an increase of 22 percent over current 2001 estimates.

Population 2001

Fresno	441,199
Chowchilla	70,834
Reedley	21,383
Sanger	19,652
Coalinga	16,560

Total County 823,909

Fresno County's fertile land produces more agricultural products than any other county in the nation, gross-



ing more than \$3 billion in crop value annually. In the year 2001, the agriculture industry in the combined Fresno-Madera Metro Area contributed 16 percent (56,750) of total wage and salary employment (361,400) in the region. However, farm jobs declined sharply last year, off by nearly 11,000. Commercial crops in Fresno number more than two hundred, including wine and table grapes, poultry, cotton, tomatoes, and milk.

Adjusted for inflation, crop values have not been rising over time. Crop output has been relatively constant for a number of years in the County. Jobs in farming have been in steady decline as a percent of all job sectors.

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1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	773,000	3,489	561,002	242.4	4,091	\$4.0	\$12.7	\$20,630	\$2,863.9	\$6.7
1996	781,900	-387	557,170	246.1	3,461	\$4.2	\$13.2	\$20,710	\$3,044.0	\$7.3
1997	790,100	-1,244	520,105	249.5	2,756	\$4.4	\$13.7	\$20,624	\$3,200.6	\$7.9
1998	795,000	-4,174	546,836	251.8	3,034	\$4.6	\$14.5	\$20,998	\$3,130.0	\$7.9
1999	804,200	786	562,908	254.3	3,032	\$5.2	\$15.6	\$21,422	\$3,452.2	\$10.1
2000	806,100	2,740	579,592	252.3	3,196	\$5.7	\$17.2	\$22,451	\$3,354.9	\$10.8
2001	822,000	7,128	595,868	255.0	3,880	\$6.2	\$18.5	\$22,483	\$3,553.5	\$11.1
2002	839,060	7,938	603,575	259.4	3,194	\$6.4	\$19.8	\$22,637	\$3,613.8	\$11.4
2003	857,002	8,667	609,973	262.3	3,956	\$6.7	\$20.8	\$22,721	\$3,762.5	\$11.8
2004	875,768	9,309	617,246	266.0	4,134	\$7.0	\$22.1	\$22,964	\$4,051.8	\$12.1
2005	895,234	9,814	624,522	269.9	4,079	\$7.4	\$23.5	\$23,239	\$4,494.8	\$12.5
2006	915,443	10,319	631,832	273.7	4,222	\$7.8	\$25.0	\$23,470	\$4,941.2	\$13.0
2007	936,141	10,476	639,331	277.7	4,364	\$8.2	\$26.7	\$23,804	\$4,306.5	\$13.7
2008	957,409	10,702	646,999	281.7	4,419	\$8.7	\$28.5	\$24,109	\$3,838.0	\$14.1
2009	979,260	10,904	655,235	285.9	4,527	\$9.2	\$30.4	\$24,401	\$4,527.3	\$14.8
2010	1,001,600	11,025	663,647	290.1	4,633	\$9.8	\$32.6	\$24,728	\$4,793.3	\$15.5
2011	1,024,353	11,131	671,608	294.4	4,666	\$10.4	\$34.9	\$25,056	\$5,043.1	\$16.5
2012	1,047,559	11,292	679,023	298.8	4,678	\$11.1	\$37.2	\$25,239	\$5,391.1	\$17.2
2013	1,071,256	11,485	686,044	303.1	4,719	\$11.9	\$39.8	\$25,451	\$5,619.3	\$17.8
2014	1,095,273	11,507	692,541	307.6	4,751	\$12.6	\$42.5	\$25,708	\$5,463.3	\$18.5
2015	1,119,521	11,424	699,220	312.0	4,740	\$13.4	\$45.4	\$25,976	\$5,529.0	\$19.0
2016	1,143,891	11,277	705,903	316.4	4,764	\$14.3	\$48.7	\$26,287	\$5,751.7	\$19.6
2017	1,168,131	10,871	712,676	320.9	4,758	\$15.2	\$52.0	\$26,511	\$6,150.1	\$20.1
2018	1,192,239	10,500	719,529	325.3	4,740	\$16.3	\$55.8	\$26,864	\$6,670.4	\$20.9
2019	1,216,333	10,224	726,675	329.7	4,749	\$17.3	\$60.0	\$27,256	\$6,911.7	\$21.7
2020	1,240,427	9,944	734,140	334.2	4,773	\$18.5	\$64.2	\$27,584	\$7,049.6	\$22.7

As a result of the high concentration of agriculture influencing the County's labor markets, the unemployment rate is relatively high—13.7 percent in 2001, compared to 5.7 percent for the entire State of California.

The County is becoming increasingly diversified however, with the services sector contributing nearly 9,000 new jobs over the past 5 years. The largest share of the new jobs was reported by the government sector (up 19 percent since 1996), with local government, specifically local education, accounting for nearly all of the growth.

Consequently, over both the short and long run forecast horizon, the influence of farming jobs on the Fresno labor markets, diminishes over time, giving way to more jobs in healthcare services, professional services, and manufacturing.

Forecast Highlights

- Total jobs in the county increase an average of 1.9 percent per year between 2002 and 2007. Job growth during this period is forecast to increase slightly, relative to the 1995 to 2000 period when growth averaged 1.77 percent per year.
- The public sector and the services sector will create more than half of the new jobs in Fresno County over the next 5 years.
- With the forecast decline in the proportion of total jobs contributed by the farm sector, the unemployment rate in Fresno County will decline, to under 13 percent in a year or two and under 12 percent over the longer term.

Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----								
301.8	58.2	12.4	26.3	12.5	60.0	13.3	61.4	57.6
308.9	62.0	12.4	26.4	12.6	60.4	13.6	63.1	58.3
310.1	60.3	12.7	26.6	12.9	61.7	13.2	64.6	58.2
312.3	58.7	13.8	27.0	12.5	62.2	13.4	65.6	59.1
318.4	56.3	14.7	28.0	12.7	63.4	13.7	67.7	61.8
329.5	58.9	15.4	28.0	13.1	65.0	13.9	70.3	65.0
326.2	49.5	16.4	27.9	13.1	66.1	14.2	71.7	67.2
331.0	48.5	16.8	28.7	13.3	67.1	14.5	73.4	68.7
336.9	48.6	17.2	29.2	13.5	68.1	14.8	74.8	70.6
342.9	49.5	17.2	29.6	13.6	69.0	15.1	76.3	72.7
348.7	49.9	17.3	29.8	13.8	70.1	15.2	77.7	75.0
355.8	51.1	17.6	30.0	13.9	71.2	15.5	79.1	77.4
362.9	51.2	18.0	31.0	14.2	72.2	15.9	80.7	79.8
370.2	51.8	18.4	31.2	14.4	73.4	16.1	82.5	82.4
378.9	52.6	18.9	32.4	14.6	74.5	16.6	84.5	84.9
386.5	53.0	19.3	32.6	14.9	75.7	16.8	86.7	87.4
393.3	53.4	19.8	32.7	15.2	77.0	16.9	88.1	90.1
401.7	53.8	20.3	32.9	15.5	78.3	17.2	90.7	93.0
409.6	54.1	20.7	33.1	15.9	79.7	17.4	92.8	96.0
417.0	53.3	21.1	33.2	16.2	81.1	17.8	95.1	99.1
424.8	52.8	21.6	33.4	16.6	82.6	18.1	97.5	102.3
434.7	52.6	22.0	34.5	17.0	84.0	18.4	100.4	105.7
442.8	51.7	22.4	34.7	17.5	85.5	18.6	103.2	109.2
451.6	51.3	23.0	34.8	17.9	87.1	18.9	105.9	112.7
462.0	51.8	23.6	34.9	18.4	88.6	19.2	109.0	116.4
473.6	53.0	24.3	35.1	18.9	90.2	19.6	112.2	120.3

- Real per capita incomes grow 1 percent per year over the next 5 years. The average salary per worker is forecast to increase 1.1 percent per year, adjusted for inflation. The average salary in 2001 was \$28,990, significantly lower than the average salary for all jobs in California at \$43,600.
- The median home price during 2001 was \$109,900. Adjusted for inflation, home values are not expected to rise beyond 2 percent per year, for the indefinite future. There will be more residential building in the County to accommodate the demand for housing, unlike the experience in coastal California counties.

